

Decoration Day Invitations to Suburban Home-seekers.



OPENING, DECORATION DAY.

SUBURBAN ADVANTAGES—CITY IMPROVEMENTS.

KENSINGTON PARK

BOROUGH OF BROOKLYN.

OCEAN PARKWAY, TO CONEY ISLAND

FRANKLIN, DE KALB, SMITH ST. TROLLEY

THROUGH THE PROPERTY.

FIFTH AV. ELEVATED ROAD

Same Distance, Time and Fare as 86th St., West Side, from N. Y. City Hall.

The choicest and nearest lot property on the market.

200 houses building all around it. Asphalt streets, cement walks, sewers, water, gas, electric lights and conduits. Parking. Full and permanent restrictions. Lots \$500 to \$1,000. Installment terms. Houses built to order. 20% cash, balance same as rent.

MORRIS BUILDING CO.

150 Broadway, N. Y.

Tel. 691 Cortlandt.

207 Ryerson St., Brooklyn, N. Y.

Tel. 437 Main.

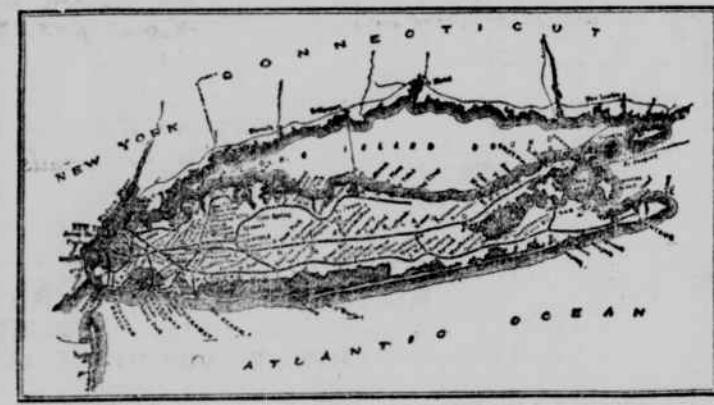
Ocean Parkway and Av. F.

Tel. 229 Flatbush.

FERDINAND FISH,
Selling Agent.

LONG ISLAND

THE IDEAL TERRITORY FOR A HOME.



Good Air
Good Water
Good Roads
Modern Schools
Perfect Drainage
Every Condition
Favorable for
Health and
Happiness.

NEW CARS in every Branch of the Service. Fast Trains and plenty of them. Hard-coal burning engines. Dustless Road-Bed, Cinder Ballasted and Oil Sprinkled. Backed by Liberal Management.

The following books sent on receipt of stamps, as below:

Unique Long Island, 5c. Summer Homes, 4c. Cyclists' Paradise, 2c.
Long Island (descriptive, ready June 10th), 6c.

H. M. SMITH, Traffic Manager,
LONG ISLAND RAILROAD CO., L. I. CITY, N. Y.



VIEW OF

NEW UTRECHT TERRACE,

From 71st Street, looking East.

If you want to buy a practical, stylish, detached suburban house for \$3,750 to \$5,000, take a trolley ride to NEW UTRECHT by the 3d ave. or 5th ave. line of cars; property fronts on 14th ave. and side streets from 68th st. to 80th st. Office open every day, 71st st., near 13th ave.

New York and Long Island Realty Co.
EASY TERMS.

I Have Twenty Houses,



Of which accompanying cut is an illustration of a cottage, on

GLENWOOD HEIGHTS, YONKERS,

healthiest suburb of New York, for sale at prices from \$4,500 up, or to rent from \$450 to \$1,000; small and easy payments if desired; houses are for summer and winter residence; these houses were taken in trade, and will be sold far below actual cost and value for quick realizing. Inquire at 207 Glenwood ave., half minute walk from Park ave. trolley line, or

F. J. SCHNUGG, 73 East 96th Street.

Visit PALISADES PARK.

Have you seen the beautiful section of land on top of the Palisades right opposite Grant's Mausoleum and 125th St., Harlem? The TOP-SHELF of New York, 250 feet higher than the Hudson River, with a commanding view of Manhattan and the surrounding country, crossed by trolley lines from 42d St. (Weehawken) ferry and 125th St. ferry running to Fort Lee. Have you ever thought what a great value this section will have as soon as the Hudson River Bridge is built? Do you know that the Greater Jersey City, which is now advancing rapidly northward, will soon surround and absorb this beautiful section? That in the near future all land east of the Hackensack River, including Jersey City and Hoboken, will become part of the Greater New York, for protection and development of its frontage on New York Harbor, for better police protection under a uniform system, for sanitary development and advantages peculiar to the greatest metropolis in the world? If you have not considered these ideas, go and examine the section for yourself. You can ride on those trolley lines for 5 cents and cross over Palisades Park property.

PALISADES PARK
can also be reached by West 23d St. and Chambers St. ferries to Erie Depot, in Jersey City, thence by rail in twenty-four minutes to the depot and our office on this property. Commutation (including ferriage), 10 cents. Comfortable seats, in commodious cars, on elegant steam road—not crowding over a bridge or hanging on the straps of elevated or surface cars, in danger of limb and life. PALISADES PARK has high development already; a fine class of thrifty people in homes of their own, churches, schools, stores, macadam streets, stone sidewalks, water in pipes and splendid sewerage. Persons building at once given special advantages in location, price and terms of payments. Investors offered long time and easy terms. Lots, \$300 each and upward, according to size and location. Discount for cash. Monthly payments if so desired. Carpenters with moderate means will be assisted in building and selling. For further particulars take 120 boat at Chambers St. ferry or 110 boat from West 23d St., and see Agent at our office at Palisades Park, or call in forenoon. Write for map and free passes.

PALISADES PARK, CITY OFFICE, 131 WEST 23D STREET, NEW YORK.

Country Property for Sale.

Elmhurst, L.I.

12 Minutes from 34th St. Ferry. COMMUTATION, 6c. INCLUDING FERRY TO NEW YORK. TROLEY TO ALL FERRIES AND ACROSS BRIDGE, 5 CENTS. NEIGHBORHOOD RESTRICTED, AND ITS CHARACTER ESTABLISHED. HOUSES BUILT TO ORDER FROM PLANS. SEVERAL COMPLETED.

CORD MEYER & CO.,
62 William St., N. Y.

BERKSHIRE HILLS.
A new cottage of fourteen rooms with modern improvements, one acre of lawn and handsome stable, situated in the beautiful village of South Egremont, Mass. Is offered for sale at a bargain. A very attractive place for one who wants a quiet country home. Inquire of FRANK H. WRIGHT, Great Barrington, Mass.

COTTAGE FOR SALE.—At Poughkeepsie, N. Y., containing 8 rooms; all improvements; electric and gas light; city and cetera water; fine lawn; plenty of shade; near trolley line; lot 65 by 200 ft.; fine summer residence for small family. Address GEO. W. SWEET, 8 Hancock ave., Poughkeepsie, N. Y.

Country Property for Sale.

FOR SALE. 7-room house, barn, greenhouse and poultry house; 1½ acres of land; fruit trees; beautiful corner location, within stone's throw of proposed depot and one mile from Ramsey; \$2,000 (one-half cash). A. BRIDGEMAN, Ramsey, N. J.

FARM. Forty acres, meadow, orchard, delightful valley, 40 miles from New York, along the Hudson River, 1½ miles from depot. Apply to or address J. MILTON CLARK, Croton-on-Hudson, N. Y.

FOR SALE.—Two family houses; a bargain; 1,100 Hudson St., price \$4,200; \$1,100 cash; balance on easy terms. Owner on premises.

GO TO HACKENSACK OR BOGOTA to find the prettiest, cleanest, healthiest towns in State; two elegant suburban homes for sale; extra large plots; choice locations; photos and terms free. OWNER, Box 13, Hackensack, N. J.

IN THE BEST RESIDENCE part of Hoboken, elegant, substantial house, 3 stories and basement; all improvements; 3 baths, garden, parlor floor cabinet work, finished in solid French walnut, box and rosewood; alabaster mantels, etc.; lot 20x35; price, \$11,000. Address HUDSON, Tribune Office.

NARRAGANSETT PIER.—Well located furnished cottage; electric lights, etc.; sale to lot. OWNER, 1242 Broadway.

Country Property for Sale.

A GENTLEMAN'S HOME

on the Hudson, charmingly situated; southeastern exposure; five to eight degrees cooler in summer than most locations; and protected from north winds in winter; 18 rooms; excellent water; fine shade; cost \$20,000; will sell for half; exchange considered for city property and smaller Country Place. Call (Folio 8,524) PHILLIPS & WELLS, TRIBUNE BUILDING.

ON GREENWOOD LAKE.
ORANGE COUNTY, N. Y.
Handsome and beautifully situated furnished cottage; has a fine stable on place; also dog kennel, chicken house; separate cottage; fine supply of water from private spring and reservoir; can be rented or purchased. Address DANIEL F. LEWIS, 215 Montague St., Brooklyn, N. Y.

GENTLEMEN FARMERS' BEAUTIFUL ESTATE at a sacrifice; 250 acres at \$25 per acre; 150 acres hay land, balance plow, pasture, timber; three sets farm buildings and two houses; good order; 20 minutes' drive from Great Barrington, Mass. Full particulars Box 175, Canaan, Conn.

ONE OF THE FINEST ESTATES on the Hudson. WHITING & WOOD, 25 Liberty-st.

\$13,000.—Gentleman's country home, Darien, Conn., 37 miles from New York; modern house, 18 rooms; all improvements; fine outbuildings; 2 miles from Long Island Sound. G. SCHLICHTING, 209 22d-st., N.Y.

Country Property for Sale.

SEE FAIRVIEW PARK,
BRONXVILLE, N. Y.
You will not be wasting your time in looking at it, for it is well worth the trip. My representative is at the Grand Central Station each day at 2:30, and will take you there in thirty minutes. The ticket seller will point him out, or appointments can be made and information obtained from
ARTHUR MIDDLETON ROSE, Owner,
121 West 42d Street.

TENAFLY, N. J.
Families wishing to locate in this charming suburb and enjoy good society, churches, schools, fine roads, bicycling, golf, tennis, are cordially invited to examine the property for sale, houses or land. Take train Chambers or W. 23d St. (Erie Ferry), 9:55, 11:25, 1:10, 2:25 Decoration Day.
H. WEATHERBY & CO., 211 Broadway, N. Y.

BERKSHIRE HILLS, CHESTER, MASS. 2½ miles to railroad and village, 275 acres strong land (less if wanted); keep 25 cows; creamery in town; spring water; good buildings; charming scenery; delightful summer or permanent home; \$5,000 buys all, easy terms. M. H. VERNON.

COTTAGE at Spouten Dayville, 20 minutes from Grand Central Station; seven rooms and bath; furnace and all improvements. C. G. STEVENSON, 155 East 83d-st.

EXCEPTIONALLY DESIRABLE ADIRONDACK ELLA 60 West 9th st.

FOR SALE.—One of the best business corners in the city of Mount Vernon, 100 feet on main business street, 100 feet on avenue; electric cars pass the property to and from all points. Call and see owner and examine property. **WILLIAM HITCHCOCK, 294 S. 3d-ave., Mount Vernon.**

\$300 CASH. \$35 quarterly and interest—Elegant restaurant; best location in Hudson County; 10 minutes to Pennsylvania ferries. **DARLING, 100 Highland Ave., Jersey City.**

\$5,500.—FOR SALE. 2½-story house, all improvements; high ground, 50x100; stable, fruit; lot, 100x100; school, churches. **OWNER, 2355 Beaumont ave.**

Borough of Queens.

ONE AND TWO FAMILY HOUSES. small payment down; \$10 to \$25 monthly. **A. T. MORRIS, Locust st., near Central-ave., Corona, Long Island.**

ADVERTISEMENTS and subscriptions for The Tribune received at their Uptown Office, No. 1242 Broadway, 2d floor north of Flat-top, until 9 o'clock p. m.; advertisements received at the following branch offices at regular office rates until 8 o'clock p. m.: 254 8th-ave., E. & 4th-ave., 152 6th-ave., 107 12th-st., Mac's 6th-ave.

Suburban Real Estate.

AGENCY.—Municipal real estate all kinds, sale and rent. **CLARENCE H. TUBBS, 1 Nassau-st., N. Y.**

Furnished Houses To Let—Country.

LONG BEACH COTTAGES.
LONG BEACH, LONG ISLAND.
To rent, completely furnished, with gas, water, modern plumbing and all improvements. Telephone 21A, Long Beach. Send for illustrated booklet to **LESTER BROTHERS, Real Estate Brokers, Saratoga Springs, N. Y.**

A. E. DICK,
12 WEST 23D ST., NEW YORK.

Rumson Road, Seabright.
Low Moor, Monmouth Beach and Elberon.
N. J. FURNISHED COTTAGES FOR RENT.
D. H. KEEFER, JR., 9 Pine St.

A Summer at Saratoga: Physicians advise persons living on the seaboard to go inland for their vacations. Furnished cottages to suit all purposes. Fast train service. Send illustrated booklet to **LESTER BROTHERS, Real Estate Brokers, Saratoga Springs, N. Y.**

SHORE FRONT COUNTRY SEAT
AT NEW ROCHELLE.
For rent, furnished, large, commodious house; stable, laundry and lodge; 12 acres; garden, shade; six minutes drive to depot. **PHILLIPS & WELLS, Tribune Building.**

A FURNISHED COTTAGE, 20 miles down Long Island, near Long Beach, to rent for the season; 12 rooms; bath; plenty of shade and piazzas; heating; bathing and fishing. For description address "KENNEBEC," Box 14, Tribune Office.

ALLENHURST, N. J. (between Elberon and Asbury Park)—Surf bathing, swimming pool, new ocean esplanade (similar to that of Atlantic City), and boating on lake. New, modern, fully furnished houses, from \$600 to \$2,000, per season; all modern improvements; best of city references given and required. Address or call upon **E. P. BENJAMIN, President, Allenhurst, N. J.**

A QUOGUE, LONG ISLAND.—For rent, two furnished cottages, 13 and 10 rooms, running water, all conveniences; boating and ocean bathing. Address Lock Box 14, Quogue, L. I.

A PRETTY COTTAGE, overlooking the sea, 10 minutes' walk from R. R. station; fully furnished; six bedrooms (four double); built in 1907; terms moderate. Address **ELF COTTAGE, Amagansett, L. I.**

AT SHEFFIELD, MASS.—The most beautiful village in the Berkshires. For rent, large furnished house, bath, etc. Address **E. J. VOSBURGH, Sheffield, Mass.**

AT CENTRAL VALLEY, Highland Mills, Monroe and Chester, Orange County, N. Y., to let, season, furnished cottages, acre with bath, etc.; rent from \$150 to \$400 for season. **W. M. GILDERSEVE, Central Valley, N. Y.**

A SUMMIT, N. J.—High, healthy location, furnished A. house for season; all conveniences; telephone, shady piazzas, garden; stable; moderate rent. **R. Postoffice 2765, New-York.**

BEDFORD VILLAGE.
To rent for the summer season or longer, in the Village of Bedford, Westchester County, a gentleman's residence, fully furnished, containing twenty rooms and all the modern conveniences, with large stable and carriage-house; cow stable, icehouse, woodhouse, garden, hay field, pasturage, etc. References exchanged. Apply to **N. B. SANBORN, 29 Wall Street.**

Furnished Houses To Let—Country.

BERKSHIRE HILLS.

To Rent for the Season.
To a responsible and careful tenant, a furnished house, with use of horses and carriages. Location Mt. Washington. Three hours from N. Y. to station, three miles to house. Elevation eighteen hundred feet above tide water. Good roads, magnificent views; spring water of abundant purity; milk and cream obtained on the place. Address **H. R. E. P. O. Box 320, City.**

BAY RIDGE.—To rent, attractive cottage, completely furnished; improvements; broad, vine-covered piazzas; near water and Crescent golf links; 45 minutes to New York; \$85 monthly. **STEVEN, 41st-st. and 3d-ave., Bay Ridge.**

BABYLON, L. I.—Most accessible place on South Shore; furnished cottages and country houses for sale and rent; all sizes and prices. Illustrated catalogue. Address **JEREMIAH ROBBINS.**

BEAUTIFUL country place at Delhi, N. Y., situated on the Delaware River; good fishing, boating, fruit and game; garden in full and cared for; price \$20 for the season; immediate possession. Address **JANNEY, 317 Washington-st., Brooklyn.**

CHATHAM HEIGHTS, Morris Co., N. J.—To let—Handsome large residence, in fine order, completely furnished; eleven bedrooms, bathroom, parlor, library, dining-room and double kitchen; pure running water; furnished; fine, large piazza; large stables with rooms; vegetable garden, planted; high elevation; extensive views; all enclosed in eleven acres; ornamental grounds, shade trees, summer houses, woods; one hour from city; half mile from depot; near Morristown; healthy and delightful summer home. For circular, photo, etc., apply or address **C. L. HADLEY, 122 Liberty-st.**

CATSKILL MOUNTAINS.—Nicely furnished cottages of 9 rooms to let, running spring water; barn, garden, lawn, with flowers. Address **VAN COCKHORN, Mount Pleasant, Ulster Co., N. Y.**

COTTAGES to rent at Islip and Bay Shore.—I have a large number of furnished cottages, large and small, for rent for the coming season. Write for list to **C. T. SMITH, Islip, Long Island.**

FURNISHED COTTAGE for rent in Sullivan County, N. Y. Address Mrs. W. J. DENMAN, Divine's Corners, N. Y.

CORNER HOUSE on leading avenue, fully furnished, eleven rooms; broad, comfortable piazzas, well shaded; near Chas. H. Station; rent and terms call reliable party. Address **M. C. 472 Central-ave., East Orange, N. J.**

FOR RENT to October, \$60 per month, fully furnished Colonial House, 10 rooms; shade, electric lights, all improvements; one hour from N. Y. **G. V. VAN DORSEN & CO., Bound Brook, N. J.**

FOR RENT.—In Berkshire Hills, for the summer of 1900, a new, large, furnished house; all modern improvements; nine sleeping rooms; large piazza; on finest street in town; 10 minutes' walk from postoffice; elevated situation; with fine view.
P. T. WHITING, Great Barrington, Mass.

FURNISHED HOUSES to rent, Ridgefield, Connecticut; New-Canaan, Southport, Norfolk, Fisher's Island, Lawrence, Morristown, Madison, Nutley, Lake George, Greenwood Lake, Netherwood, others. **M'HARD, 121 Broadway.**

FULLY FURNISHED seven-room cottage on Grand County farm; garden, fruit; use of boat. Address Box 76, Ponda, N. Y.

FURNISHED COTTAGE on Palisades, 600 feet elevation; for all, extensive shaded lawn, gas, etc. **C. A. COLLINS, 60 Nassau.**